



Indiana Housing & Community Development Authority

**MINUTES AND MEMORANDA OF A MEETING
OF
THE BOARD OF DIRECTORS OF
INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**

Held: July 28, 2011

A regular meeting of the Board of Directors of the Indiana Housing and Community Development Authority ("IHCDA" or "Authority") was held July 28, 2011 at 10:00 a.m. at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The following individuals were present at the meeting: Dan Salefski (Public Finance Director delegate), Pat Gamble-Moore, David Miller, Richard Bramer (Treasurer of the State of Indiana delegate), Mark Wuellner (General Counsel and Chief of Staff for IHCDA), members of the staff of the Authority, and the general public. David Terrell, Tom McGowan, Lu Porter, and Sherry Seiwert (Executive Director for IHCDA) were not present.

Richard Bramer served as Chair of the meeting, and upon noting the presence of a quorum, called the meeting to order. Gina S. Jones served as Secretary.

I. APPROVAL OF PRIOR MEETING MINUTES

A. June 23, 2011 Meeting Minutes

A motion was made by David Miller to approve the June 23, 2011 Meeting Minutes, and seconded by Pat Gamble-Moore; the following Resolution was unanimously approved:

RESOLVED, the Minutes of the Board meeting held June 23, 2011, are hereby approved to be placed in the Minute Book of the Authority.

II. REAL ESTATE

A. ARRA Update: 1602 Tax Credit Exchange Program and Tax Credit Assistance Program

Chairman Bramer recognized Jeffrey Isaacs who presented an update to the Board regarding the award allocations of the 1602 Tax Credit Exchange Program (1602 Exchange Program) and the Tax Credit Assistance Program (TCAP). The American Recovery and Reinvestment Act of 2009 (ARRA) created two provisions to enhance the Section 42 Rental Housing Tax Credit Program, which includes the 1602 Exchange Program and TCAP:

- The 1602 Exchange Program allows IHCDA to make direct equity investments into rental housing for families earning less than 60% of area median income, in exchange for tax credits already awarded for those projects. IHCDA receives equity at a rate of \$0.85/dollar of tax benefits from credits that are exchanged. For example, an exchange of \$100,000 in annual credits would generate \$850,000 in equity for investment in tax credit projects--\$100,000 per year x 10 years x \$0.85/dollar of benefits. Because of the tight credit market, the majority of projects awarded credits in 2008 have been unable to attract the necessary equity to complete the deals. IHCDA is to receive \$164,011,126 from the 1602 Exchange Program, through the US Department of Treasury.

- Through TCAP, HUD provides development subsidy that may only be used for capital investment in Rental Housing Tax Credit projects awarded credits at any time from 2007 to 2009, at any stage of development. These funds help individual projects to close funding gaps created by such factors as the fall in tax credit equity pricing, or increased holding costs as a result of project delays. IHCD received \$38,048,333 in TCAP funds from HUD.

Mr. Isaacs presented to the Board spreadsheets of the 1602 Exchange Program and TCAP projects, attached hereto as Exhibits A and B, approved by the IHCD Allocation Committee. The Board delegated final approval authority for 1602 Exchange Program projects to staff in its July, 2009 meeting.

No action was required, as this was an update to the Board on delegated authority for expending ARRA funds.

B. Private Activity Tax-Exempt Multi-Family Bonds - Renaissance Grove, LP

Chairman Bramer again recognized Jeffrey Isaacs who presented information on the allocation of private activity tax-exempt multi-family bonds to Renaissance Grove, LP.

Project Name:	Renaissance Grove Apartments
Site Location:	State Road 18 and N. County Road 600 E. Marion, IN 46952 Grant County
Project Type:	New Construction
Owner:	Renaissance Grove, LP 15658 Bridgewater Club Blvd. Carmel, IN 46033

<u># of Units at Each Set-Aside</u>		<u>Unit Mix</u>	
60% of AMI:	173	One Bedroom:	48
50% of AMI:	0	Two Bedrooms:	120
40% of AMI:	0	Three Bedrooms:	48
30% of AMI:	0	Four Bedrooms:	0
Market:	43	Total:	216

Total Development Cost:	\$18,843,798.00
RHTC's Requested:	\$464,303.00
RHTC's Recommended:	\$464,303.00
Bond Volume Requested:	\$10,000,000.00
Bond Volume Recommended:	\$10,000,000.00
Application Number:	2011A-B-001
BIN Number:	IN-11-03100
Final Score:	77.5

Following discussion a motion was made by Pat Gamble-Moore to approve awarding \$10,000,000 in bond volume and \$464,303 in annual LIHTCs to Renaissance Grove, LP, as recommended by staff, which was seconded by Dan Salefski. The Chairman did not vote on this motion;

RESOLVED, that the Board approve awarding \$10,000,000 in bond volume and \$464,303 in annual LIHTCs to Renaissance Grove, LP, as recommended by staff.

C. IHCD Strategic Funding Process Recommendations

Chairman Bramer recognized the following individuals who presented information regarding IHCD's Strategic Funding Process Recommendations:

- Jeffrey Isaacs City of Greencastle;
- Carmen Lethig City of Aurora;
 City of New Albany;
 City of North Vernon; and
 Paoli Comprehensive Revitalization Project;
- Jennifer Milliken Faye Biecard Glick Neighborhood Center at Crooked Creek – Woods
 at Crooked Creek Apts;
- Mike Recker Affordable Housing Corporation - Evergreen Homes; and
- Brian Philps Mother Theodore Corporation III - Clinton Court Apartments.

Staff recommended eight (8) developments for Board approval, as follows:

i. City of Greencastle

Project Summary:

The City of Greencastle is requesting \$300,000.00 in order to administer an owner occupied rehabilitation project under the Comprehensive Community Development priority. The City is proposing to rehabilitate approximately nine (9) units.

Project Name:	City of Greencastle Stellar Communities Owner Occupied Housing Rehabilitation
IHCDA Amount Requested:	\$300,000
CDBG Amount Recommended:	\$300,000
Per Unit Subsidy (Rehabilitation & Program Delivery):	\$33,333.33
Total Project Costs:	\$300,000
Location:	Putnam County
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Project Cost and Amount Requested					
Activity	Category	Cost Estimate	Match	Match Source	Total Request
Streetscape Improvements	INDOT / IOCRA	\$6,968,558	\$2,600,000	DePauw	\$6,968,558
Bookstore / Meeting Space	IOCRA / IHCD	\$3,150,000	\$2,000,000	DePauw	\$1,150,000

Downtown Facades	IOCRA / IHCDA	\$2,900,000	\$290,000	Property Owners	\$2,900,000
Loft Housing Construction	IHCDA	\$3,611,297	\$361,129	Property Owners	\$3,611,297
Parking Solutions	INDOT / IOCRA / IHCDA	\$3,650,000	\$600,000	City	\$3,650,000 (TBC)
South Court Neighborhood	IHCDA	\$1,000,000	\$100,000	Property Owners / In-Kind	\$1,000,000
Quality of Life Initiatives	INDOT / IOCRA / IHCDA	\$5,500,528	\$754,107	DePauw / City	\$5,500,528
Wayfinding Program	INDOT / IOCRA	\$200,000	\$20,000	City	\$200,000
Technology -Wi-Fi Bubble	IOCRA / IHCDA	\$28,000	\$28,000	City	\$0
Community Infrastructure	INDOT / IOCRA / IHCDA	\$1,100,000	\$106,000	City	\$1,100,000
Total Costs		\$28,108,383	\$6,859,236	24.3% Match	\$26,080,383

Following discussion a motion was made by David Miller to approve the allocation of CDBG funding, in an amount not to exceed \$300,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Pat Gamble-Moore. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$300,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

ii. City of Aurora

Project Summary:

The City of Aurora is requesting \$300,000 in order to administer an owner occupied rehabilitation project on 20 homes. All 20 homes will be assisted under the Aging Place priority. The applicant will also be utilizing \$30,000 in funds from the Rising Sun Regional Foundation.

Project Name:

Aurora and Ripley County Owner
Occupied Housing Rehabilitation
Project

IHCDA Amount Requested:	\$300,000
CDBG Amount Recommended:	\$300,000
Per Unit Subsidy (Rehabilitation & Program Delivery):	\$15,000
Total Project Costs:	\$330,000
Location:	Dearborn and Ripley Counties
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Dan Salefski to approve the allocation of CDBG funding, in an amount not to exceed \$300,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by David Miller. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CDBG funding, in an amount not to exceed \$300,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

iii. City of New Albany

Project Summary:

The City of New Albany is requesting \$525,000 in order to administer an owner occupied rehabilitation project on 21 homes. All 21 homes will be assisted under the Comprehensive Community Development priority. The income breakdown is as follows: three of the households have incomes at or below 30% of the area median income (AMI), thirteen of the households have incomes between 50 and 60% of the AMI and five of the households have incomes between 60 and 80% of the AMI. The applicant will also be utilizing \$200,000 in Federal Home Loan Bank's Neighborhood Investment Program dollars.

Project Name:	Midtown Owner Occupied Housing Rehabilitation Project
IHCDA Amount Requested:	\$525,000
CDBG-D Amount Recommended:	\$525,000
Per Unit Subsidy (Rehabilitation & Program Delivery):	\$25,000
Total Project Costs:	\$725,000
Location:	Floyd County
Activity:	Owner Occupied Rehabilitation
Award Type:	Recoverable Grant

Following discussion a motion was made by Pat Gamble-Moore to approve the allocation of CDBG-D funding, in an amount not to exceed \$525,000, for the above-referenced request received during the

current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Dan Salefski. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CDBG-D funding, in an amount not to exceed \$525,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

iv. City of North Vernon

Project Summary:

The City of North Vernon is requesting \$925,000 to improve Short Street in the city's downtown district into an outdoor plaza. The City is proposing to close and improve Short Street by removing pavement and installing decorative brick paving, new landscaping, lighting and electrical power. The result will be a downtown public park-like gathering space to foster daily community activity in the city's downtown. Additional funding is expected from local investors.

Project Name:	City of North Vernon Stellar Communities Short Street Plaza Project
IHCDA Amount Requested:	\$925,000
Construction Costs:	\$751,000
Engineering / Administration Costs:	\$174,000
Total Cost:	\$925,000
Total Request:	\$925,000
Location:	Jennings County
Activity:	Public facility improvement
Award Type:	CDGB – D
Award Number:	DR2SC-011-002

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TRANSPORTATION

PROJECT	PRIORITY	COST ESTIMATE	LOCAL INVESTMENT	SOURCE
Downtown Streetscape	A	\$3,750,000	\$750,000	City - \$150,000 TIF - \$600,000
Historic Uptown Streetscape	B	\$626,000	\$130,000	City
SUBTOTAL		\$4,376,000	\$880,000	

HOUSING

PROJECT	PRIORITY	COST ESTIMATE	LOCAL INVESTMENT	SOURCE
Main Street Mixed Use Housing	A	\$7,100,000	\$592,000	City - \$317,000 TIF - \$275,000
Irish Hill Neighborhood Revitalization	B	\$500,000	\$50,000	City
SUBTOTAL		\$7,600,000	\$642,000	

COMMUNITY AND ECONOMIC DEVELOPMENT

PROJECT	PRIORITY	COST ESTIMATE	LOCAL INVESTMENT	SOURCE
Short Street Plaza	A	\$925,000	\$0	TIF
Carnegie Library Restoration	B	\$715,000	\$225,000	City - \$215,000 Community Foundation - \$10,000
Depot Events Center	C	\$663,000	\$163,000	City
Arvin Site Brownfield Remediation	D	\$1,840,000	\$175,000	TIF
SUBTOTAL		\$4,143,000	\$888,000	
TOTAL (ALL PROJECTS)		\$16,119,000	\$2,085,000	

Following discussion a motion was made by David Miller to approve the allocation of CDGB – D funding, in an amount not to exceed \$925,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff, which was seconded by Dan Salefski. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CDGB – D funding, in an amount not to exceed \$925,000, for the above-referenced request received during the current review period of the 2011-2012 funding year, as recommended by staff.

v. Paoli Comprehensive Revitalization Project
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Project Summary:

Hoosier Uplands Economic Development Corporation is requesting \$500,000 as a source of gap funding for a commercial component of a mixed-use building as well as for a Head Start center. These projects are components of a comprehensive revitalization project that utilizes a variety of other funding sources including the Neighborhood Stabilization Program, Federal Home Loan Bank's Affordable Housing Program, and New Market Tax Credits.

Project Name:	Paoli Comprehensive Revitalization Project
IHCDA Amount Requested:	\$500,000
Development Fund Amount Recommended:	\$500,000
Total Project Costs:	\$4,930,000
Location:	Orange County
Activity:	New Construction
Award Type:	\$370,000 - Loan (0%/40 Year Term, annual principal repayment years 8-40) \$130,000 - Recoverable Grant

Following discussion a motion was made by Dan Salefski to approve the allocation of Development Fund funding, in an amount not to exceed \$500,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Pat Gamble-Moore. The motion passed by majority vote, with one abstention from David Miller, and one affirmative vote from Chairman Bramer to approve the allocation;

RESOLVED, that the Board approve the allocation of Development Fund funding, in an amount not to exceed \$500,000, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

vi. Faye Biccard Glick Neighborhood Center at Crooked Creek – Woods at Crooked Creek Apts
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Project Summary:

The Faye Biccard Glick Neighborhood Center at Crooked Creek is requesting \$356,424 as gap financing for the construction of a new HUD Section 811 apartment building. The building will provide 15 units for elderly and disabled tenants at or below 30% of the area median income. The projects meet IHCDA's threshold requirements under the Aging in Place Priority.

Project Name:	The Woods at Crooked Creek Apartments, Inc.
IHCDA Amount Requested:	\$356,424
CDBG Amount Recommended:	\$356,424

Per Unit Subsidy (Rehabilitation & Program Delivery):	\$23,761.60
Total Project Costs:	\$2,012,716
Location:	Indianapolis, Marion County
Activity:	Rental New Construction
Award Type:	Recoverable Grant

Following discussion a motion was made by David Miller to approve the allocation of CDBG-D funding, in an amount not to exceed \$356,424, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff, which was seconded by Dan Salefski. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CDBG-D funding, in an amount not to exceed \$356,424, for the above-referenced request received during the current review period of the 2010-2011 funding year, as recommended by staff.

vii. Affordable Housing Corporation - Evergreen Homes
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Project Summary: Affordable Housing Corporation is requesting \$589,000.00 to construct 5 duplexes (10 units) in Marion, Grant County. This project is a part of a much larger comprehensive community development plan which includes road and infrastructure improvements, recreational trails and parks, a community garden, commercial development, and additional housing. This project will also be constructed to the National Association of Home Builders Bronze standard. As a result, all of these units will fall under the Comprehensive Community Development and High Performance Building priorities. All beneficiaries will be at or below 60% of area median income.

Additionally, Affordable Housing Corporation is requesting \$50,000.00 in CHDO Operating Funds. This money will be used to offset the salaries of 2 new staff members who will be working on this project as well as future projects.

Project Name:	Evergreen Homes
IHCDA Amount Requested:	\$589,000.00
HOME Amount Recommended:	\$589,000.00
CHDO Operating Funds Requested:	\$50,000.00
CHDO Operating Funds Recommended:	\$50,000.00
Per Unit Subsidy:	\$58,900.00
Total Project Costs:	\$1,516,297.00
Location:	Marion, Grant County
Activity:	Rental New Construction
Award Type:	Recoverable Grant

Following discussion a motion was made by Pat Gamble-Moore to approve the allocation of HOME funding, in an amount not to exceed \$589,000.00, for the above referenced request received during the

current review period of the 2010-2011 program year, as recommended by staff, which was seconded by David Miller. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of HOME funding, in an amount not to exceed \$589,000.00, for the above referenced request received during the current review period of the 2010-2011 program year, as recommended by staff.

Following discussion an additional motion was made by Dan Salefski to approve the allocation of CHDO Operating funding, in an amount not to exceed \$50,000.00, for the above referenced request received during the current review period of the 2010-2011 program year, as recommended by staff, which was seconded by Pat Gamble-Moore. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of CHDO Operating funding, in an amount not to exceed \$50,000.00, for the above referenced request received during the current review period of the 2010-2011 program year, as recommended by staff.

viii. Mother Theodore Corporation III - Clinton Court Apartments

Project Summary: Mother Theodore Corporation III is requesting \$574,000.00 to rehabilitate 14 apartments in Clinton, IN. All units will be assisted under the High Performance Building priority. Scope of work will address indoor air quality, electric, and water conservation. Applicant will seek a Silver certification on all units per the requirements of the National Association of Home Builders Green Building Standard. All beneficiaries will be at or below 40% of area median income.

Project Name:	Clinton Court Apartments, Phase IV
Assisted Units:	Five (5) One BR Units Nine (9) Two BR Units
IHCDA Amount Requested:	\$574,000.00
HOME Amount Recommended:	\$574,000.00
Per Unit Subsidy:	\$41,000.00 (\$31,728-hard costs)
Total Project Costs:	\$724,000.00
Location:	Clinton, IN, Vermillion County
Activity:	Rental Rehabilitation
Award Type:	\$424,000.00 – Recoverable Grant \$150,000.00 – Loan (0%/15 years, repayment of principal yearly)

Following discussion a motion was made by Pat Gamble-Moore to approve the allocation of HOME funding, in an amount not to exceed \$574,000.00, for the above referenced request received during the current review period of the 2011-2012 program year, as recommended by staff, which was seconded by David Miller. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of HOME funding, in an amount not to exceed \$574,000.00, for the above referenced request received during the current review period of the 2011-2012 program year, as recommended by staff.

D. Shelter Repair and Weatherization Program – City of Kokomo / City of Muncie

Chairman Bramer recognized Brian Philips who presented information on the Shelter Repair and Weatherization Program for the City of Kokomo and the City of Muncie.

At its January 2011 meeting, the IHCD Board approved awarding a contract to Energy Conservation Services, Inc. to conduct energy auditing services utilizing CDBG and CDBG-D funding. At the June 2011 IHCD Board meeting, the Board approved amending the Energy Conservation Solutions, Inc. contract to account for misestimates in the square footage of the shelters to be weatherized with the CDBG-D funding. At that time, IHCD staff informed the Board that it was in the process of confirming the measurements related to the contract covering the CDBG funding.

IHCD staff have finalized that process, and confirmed the correct measurements based on actual square footage, as indicated in the following spreadsheets.

Attachment A

IHCD FINAL PRICING FOR PROPOSAL

City of Muncie

Factors accounted for:

Difficulty

HVAC System Type

Close Proximity Large Building Multi Units

FINAL PRICING FOR ATTACHMENT BUDGET PROPOSAL

Units	Building #	Initial		Reported Square Footage	Actual Square Footage	Adjusted	
		CDBG Structural Assessment	Structural Clearance			Initial structural Inspection	Final Structural Clearance Inspection
Bridges Community Services, Inc Building 1	4	1 \$ 2,152.79	\$ 2,500.06	4040	3184	\$1,663.09	\$1,995.71
Bridges Community Services, Inc Building 2	1	1 \$ 1,644.30	\$ 1,973.16	1340	1144	\$591.95	\$710.34
Bridges Community Services, Inc Building 3	2	1 \$ 771.72	\$ 926.07	980	1232	\$771.72	\$926.07
Bridges Community Services, Inc Building 4	1	1 \$ 673.67	\$ 736.65	960	812	\$508.64	\$610.36
Bridges Community Services, Inc Building 5	2	1 \$ 780.00	\$ 678.00	1890	1548	\$819.02	\$982.82
Bridges Community Services, Inc Building 6	1	1 \$ 275.62	\$ 544.04	440	308	\$686.53	\$823.84
Bridges Community Services, Inc Building 7	1	1 \$ 678.60	\$ 814.32	1300	96	\$501.64	\$601.97
Bridges Community Services, Inc Building 8	2	1 \$ 424.70	\$ 509.64	678	1644	\$1,029.80	\$1,235.76
Bridges Community Services, Inc Building 9	2	1 \$ 399.64	\$ 479.57	638	1118	\$950.88	\$1,141.05
Bridges Community Services, Inc Building 10	6	1 \$ 626.40	\$ 751.68	1200	4248	\$2,477.41	\$2,972.89
Bridges Community Services, Inc Building 11	16	1 \$ 772.56	\$ 927.07	1480	12628	\$6,592.34	\$7,910.81
Bridges Community Services, Inc Building 12	2	2 \$ 975.25	\$ 1,370.30	3784	1348	\$702.61	\$843.13
Lead Contingency Funds		\$ 4,931.52		18750	31846		
Total	40	13 \$ 10,175.45	\$ 12,210.56			\$ 17,295.63	\$ 20,754.75
CDBG Auditing total cost		\$ 22,386.01					\$ 38,050.38

original contract amount \$ 27,317.53

Increase in square footage is 13096

Lead \$ 4,931.52

Auditing \$ 38,050.38

Total needed for this project \$ 42,981.90

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IHCA FINAL PRICING FOR PROPOSAL

City of Kokomo, IN

Factors accounted for:

Difficulty

HVAC System Type

Close Proximity Large Building Multi Units

FINAL PRICING FOR ATTACHMENT BUDGET PROPOSAL

		Initial		Reported	Adjusted		Real structural
		CDBG Structural	Structural Clearance	Square	Actual Square	Initial Structural	Clearance
		Assessment		Footage	Footage	Inspection	Inspection
CAM Coordinated Assistance Ministries, Inc. Building 1	3	\$ 1,093.22	\$ 1,311.87	2327	721	\$1,099.67	\$1,247.60
CAM Coordinated Assistance Ministries, Inc. Building 2	4	\$ 638.46	\$ 766.50	1399	919	\$1,471.88	\$1,766.26
Family Service Association of Howard County, Inc.	8	\$ 999.11	\$ 1,196.58	5400	6241	\$1,955.93	\$2,347.12
Lead Contingency Funds		\$ 1,000.00		9086	11591		
Total	15	\$ 2,730.79	\$ 3,276.95			\$ 4,467.48	\$ 5,360.98
CDBG Auditing total cost		\$ 6,007.74				\$ 9,828.46	
Original contract amount		\$ 7,007.74					
Increase in square footage is		1505					
Lead		\$ 1,000.00					
Auditing		\$ 9,828.46					
Total needed for this project		\$ 10,828.46					

Following discussion a motion was made by Pat Gamble-Moore to approve increasing the amount of the CDBG contract awarded to Energy Conservation Solutions, Inc. for auditing services in Muncie such that the total not to exceed amount of the contract equals \$42,981.90 CDBG funds, as described in Attachment A above, and as recommended by staff, which was seconded by Dan Salefski. The Chairman did not vote on this motion;

RESOLVED, that the Board approve increasing the amount of the CDBG contract awarded to Energy Conservation Solutions, Inc. for auditing services in Muncie such that the total not to exceed amount of the contract equals \$42,981.90 CDBG funds, as described in Attachment A, and as recommended by staff.

Following discussion an additional motion was made by David Miller to approve increasing the amount of the CDBG contract awarded to Energy Conservation Solutions, Inc. for auditing services in Kokomo such that the total not to exceed amount of the contract equals \$10,826.48 in CDBG funds, as described in Attachment B above, and as recommended by staff, which was seconded by Pat Gamble-Moore. The Chairman did not vote on this motion;

RESOLVED, that the Board approve increasing the amount of the CDBG contract awarded to Energy Conservation Solutions, Inc. for auditing services in Kokomo such that the total not to exceed amount of the contract equals \$10,826.48 in CDBG funds, as described in Attachment B, and as recommended by staff.

E. Neighborhood Assistance Program Award Recommendation

Chairman Bramer recognized Latrina Akins who presented information on the Neighborhood Assistance Program (NAP) award recommendation.

Planned Parenthood of Indiana, Inc. ("PP") submitted a complete NAP application that passed threshold for the 2011-12 rounds. On May 10th – subsequent to PP's application but prior to the May IHCA board meeting – Governor Daniels signed into law HEA 1210 which, in part, prohibits an agency of the state from entering into a contract that involves the expenditure of state funds with an entity that performs abortions (I.C. 5-22-17-5.5(b)). This section of HEA 1210 took immediate effect.

Following review of HEA 1210 and consultation with the Governor's and Lieutenant Governor's legal counsel, IHCDCA determined that allocating NAP credits to PP would violate HEA 1210. As such, IHCDCA staff did not bring a recommendation for NAP credits to the Board at the May meeting.

On June 24, 2011, the United States District Court, Southern District of Indiana granted a preliminary injunction with respect to the defunding provision (I.C. 5-22-17-5.5(b)) of HEA 1210, specifically enjoining all attempts to stop current or future funding due PP. In compliance with the injunction, IHCDCA staff recommends that the Board approve the allocation of NAP credits to PP in the following amount:

Award Numbers	Recipient	County	Activity	Amount Requested	Amount Allocated
NP-011-006	Planned Parenthood of Indiana, Inc.	Marion	Community Services: Medical Care	\$20,000.00	\$6,000.00

Following discussion a motion was made by David Miller to approve the allocation of Neighborhood Assistance Program Tax Credits totaling \$6,000.00 to Planned Parenthood of Indiana, Inc., as recommended by staff, which was seconded by Pat Gamble-Moore. The Chairman did not vote on this motion;

RESOLVED, that the Board approve the allocation of Neighborhood Assistance Program Tax Credits totaling \$6,000.00 to Planned Parenthood of Indiana, Inc., as recommended by staff.

III. COMMUNITY SERVICES

A. Section 8 Overview Presentation

Chairman Bramer recognized Tamela Royston who presented a Section 8 Overview and information on the Housing Choice Voucher Program / Section 8 Contract Amendment - File Monitoring. No action was required as this was an update to the Board.

B. Housing Choice Voucher Program / Section 8 Contract Amendment - File Monitoring

Chairman Bramer again recognized Tamela Royston who presented a recommendation on Section 8 file monitoring.

The IHCDCA is committed to ensuring that subsidy funds made available to the Housing Choice Voucher (HCV) program are utilized in accordance with HUD requirements.

IHCDCA is ultimately responsible for the 18 local subcontracting agencies' (LSAs') performance with regard to the HCV program which includes the financial accountability of program funds.

The administration of the HCV program and the functions and responsibilities of PHA staff shall be in compliance with the IHCDCA's HCV Program Administration Plan and HUD's regulations, the Consolidated Annual Contributions Contract, as well as all federal, state and local fair housing laws and regulations.

The purpose of the HCV program is to provide rental assistance to eligible families. The rules and regulations of the HCV program are determined by the U.S. Department of Housing and Urban Development. File monitoring is used as a management tool to identify weaknesses in the program and areas where additional training maybe needed. As an extension of the file monitoring, the fiscal reviews of

program funds must be monitored to ensure financial accountability of Housing Assistance Payment (HAP) receipts and disbursements.

Although in practice the program is administered through the use of 18 LSAs, it is in theory one PHA, and as such must guarantee and report its HAP financial activities to HUD as one.

Following discussion a motion was made by Dan Salefski to approve entering into an Amendment of the HCVP File Monitoring Services Contract with Engaging Solutions, Inc. to expand the scope of services to include fiscal reviews and to increase the not-to-exceed amount by \$27,270.00, as recommended by staff, which was seconded by David Miller. The Chairman did not vote on this motion;

RESOLVED, that the Board approve entering into an Amendment of the HCVP File Monitoring Services Contract with Engaging Solutions, Inc. to expand the scope of services to include fiscal reviews and to increase the not-to-exceed amount by \$27,270.00, as recommended by staff.

IV. EXECUTIVE

A. Report of Delegation and Economic Stimulus Update

Chairman Bramer recognized Mark Wuellner who updated the Board on contracts which fell under the Board's delegation of authority to staff. On February 26, 2009 the IHCD Board authorized the Executive Director to take all action necessary to obtain, accept and begin distributing ARRA funds, if those actions are approved by the Stimulus Panel and are recommended by the executive management committee created for this purpose. On July 23, 2009 the IHCD Board also approved a Delegation Policy by which the Board delegated certain decision-making authority to the Executive Director. On October 28, 2010, the IHCD Board approved revising the 2009-2010 Delegation Policy. The Executive Director has approved the items mentioned below:

Month	Department	Program	Vendor	Action Taken	Amount	Purpose
July	Asset Preservation	Hardest Hit Fund	Bloomfield State Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Capital Mortgage Services	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	First Farmer's Bank & Trust	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	First Federal Savings Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Guaranty Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Regions Mortgage	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Security Federal Savings Bank	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Wells Fargo	Servicer Participation Agreement	N/A	Agreement to abide by Indiana's HHF guidelines in accepting payments on homeowners' behalf
July	Asset Preservation	Hardest Hit Fund	Shirley Cecil	New Contract	\$22,000.00	To provide administrative, logistical and technical support for the volunteer service component of Indiana's HHF program. Also provided assistance with marketing and outreach, as needed for HHF program. This includes, but is not limited to, assisting in the execution of borrower outreach events throughout the state.
July	Asset Preservation	Hardest Hit Fund	Robin Bacon	New Contract	\$75,000.00	To provide servicer liaison services for Indiana's HHF program. This includes communicating with participating and potential new servicers. Responsible for signing on new servicers to the program as well as ongoing education and training for those servicers needing to implement the Common Data File transmission to HHF staff.
July	Real Estate	NSP	11 Subgrantees	Extension	N/A	To allow subgrantees to continue to expend funds under the agreement.
July	Community Services	HCVP	Lincoln Hills	Amendment	N/A	Transfer vouchers from Gibson and Vanderburgh County from CAPE
July	Real Estate	TCAP	MDStrum	Extension	N/A	To allow vendor to complete labor standards monitoring activities.
July	Weatherization	CSBG	Habitat for Humanity	Extension/Amendment	N/A	To allow subgrantee to continue to expend funds under the agreement.

No action was required, as this was an update to the Board on delegated authority.

There being no further business the meeting was adjourned at 10:41 a.m.

Respectfully Submitted,



Richard Bramer, as designee of
Treasurer of State, Richard E. Mourdock

ATTEST:



Sherry Seiwert

Exhibit A
1602 Exchange Applications and Awards as of July 20, 2011

Applicant #	Award #	Development Name	Closed	Et.	Request Amount	Awarded Amount	FSR	City	County	Units	Owner	Developer
2009-TCE-030	IN 09-08400	Stonegate Village Apartments	x		\$ 3,810,983	\$ 3,324,007.00	City Real Estate Advisors Inc.	New Castle	Henry	722	Stonegate Village New Castle, LLC	Western Region Mortgage Housing Corp.
2009-TCE-010	IN 09-08400	Edwards Place	x		\$ 5,412,408	\$ 5,412,408.00	City Real Estate Advisors Inc.	Portland	Jay	80	Edwards Place, LLC	Keller Development, Inc.
2009-TCE-006	IN 09-08500	Edwards Estates	x		\$ 5,631,849	\$ 5,451,174.49	City Real Estate Advisors Inc.	Port Wayne	Allen	60	Edwards Estates LLC	The Wood Group, LLC
2009-TCE-008	IN 09-08500	Brimwood Greens	x		\$ 6,522,270	\$ 6,522,270.00	City Real Estate Advisors Inc.	Kokomo	Howard	60	Brimwood Greene LLC	Triple S Development LLC
2009-TCE-019	IN 09-07900	Trail Ridge Apartments Phase II	x		\$ 2,290,531	\$ 2,290,531.00	City Real Estate Advisors Inc.	Columbia City	Whisper	28	Trail Ridge II, LLC	Housing Directors LLC, Maple Leaf Development Corp.
2009-TCE-010	IN 09-07900	Maple Court Place	x		\$ 6,828,516	\$ 6,828,516.00	City Real Estate Advisors Inc.	Goshen	Dhart	60	Maple Court Place, LLC	Triple S Development LLC
2009-TCE-020	IN 09-08100	Ulle Lark Apartments	x		\$ 3,057,301	\$ 3,057,301.00	City Real Estate Advisors Inc.	Bluffton	Wells	32	Ulle Lark, LLC	Daniel Viles
2009-TCE-017	IN 09-08100	Severly Lakes Senior Independent Living Facility	x		\$ 9,618,362	\$ 9,618,362.00	City Real Estate Advisors Inc.	Gary	Indianapolis	100	Severly Lake Senior, LLC	Mapleton Fall Creek Development Corporation
2009-TCE-024	IN 09-07000	Mapleton Senior Community II	x		\$ 3,882,551	\$ 3,882,551.00	City Real Estate Advisors Inc.	Indianapolis	Nation	50	Mapleton Properties, LP	Oasis Christian Community Development Corporation
2009-TCE-019	IN 09-08500	Hopside Senior Community II	x		\$ 1,912,277	\$ 1,912,277.00	City Real Estate Advisors Inc.	Indianapolis	Nation	35	Hopside 2009 LP	Blue River Services, Inc.
2009-TCE-015	IN 09-08800	Autumn Ridge Apartments II	x		\$ 2,287,464	\$ 2,287,464.00	City Real Estate Advisors Inc.	Gary	Orange	24	Autumn Ridge II, LLC	Housing Directors LLC, Maple Leaf Development Corp.
2009-TCE-014	IN 09-08800	Autumn Ridge Apartments II	x		\$ 1,776,319	\$ 1,776,319.00	City Real Estate Advisors Inc.	Indianapolis	Orange	16	Housing Directors LLC, Maple Leaf Development Corp.	Pioneer Development Services, Inc.
2009-TCE-005	IN 09-07200	Lotus River Place II	x		\$ 4,321,330	\$ 4,321,330.00	City Real Estate Advisors Inc.	Indianapolis	Whisper	75	Cedar Trace LLC	TLP Holdings, LLC
2009-TCE-009	IN 09-07400	Overlook Villas	x		\$ 2,922,720	\$ 2,922,720.00	City Real Estate Advisors Inc.	Indianapolis	St. Joseph	35	TLP Holdings LLC	South Bend Heritage Foundation, Inc.
2009-TCE-018	IN 09-07800	Washington Dumbler Homes	x		\$ 6,665,000	\$ 6,625,029.00	City Real Estate Advisors Inc.	Columbia City	St. Joseph	80	South Bend Heritage Properties, LLC	Property Group of America Fund, LLC
2009-TCE-011	IN 09-08900	Great Oaks Apartments	x		\$ 1,780,616	\$ 1,780,616.00	City Real Estate Advisors Inc.	North Judson	Starke	24	Great Oaks LLC	Real America Development, LLC
2009-TCE-004	IN 09-07900	Willow Manor Senior Apartments	x		\$ 6,994,436	\$ 6,994,436.00	City Real Estate Advisors Inc.	Indianapolis	White	65	Willow Manor Senior Apartments, LLC	Real America Development, LLC
2009-TCE-016	IN 09-08000	Terrence Ridge Apartments	x		\$ 7,087,277	\$ 7,087,277.00	City Real Estate Advisors Inc.	Indianapolis	Stauben	54	Terrence Ridge Apartments, LLC	Real America Development, LLC
2009-TCE-001	IN 09-06100	Franklin Meadows	x		\$ 3,843,656	\$ 3,843,656.00	City Real Estate Advisors Inc.	Indianapolis	Marion	100	Pedco Investments 2008-CIV LP	Pedco Development Services LLC
2009-TCE-002	IN 09-06100	Franklin Cove	x		\$ 2,888,859	\$ 2,888,859.00	City Real Estate Advisors Inc.	Indianapolis	Hendricks	96	Pedco Investments 2008-CIV LP	Pedco Development Services LLC
2009-TCE-021	IN 09-06300	Brinfield Park	x		\$ 2,087,859	\$ 2,087,859.00	City Real Estate Advisors Inc.	Indianapolis	Wayne	58	High North LP	Herman and Kilde Properties, Inc.
2009-TCE-018	IN 09-06400	High North Apartments	x		\$ 5,056,469	\$ 5,056,469.00	City Real Estate Advisors Inc.	Indianapolis	Vigo	79	Park Place Housing Partners, LP	Crestline Development LLC
2009-TCE-027	IN 09-07000	707 North	x		\$ 1,473,324	\$ 1,473,324.00	City Real Estate Advisors Inc.	Indianapolis	Marion	40	707 North LP	The Whitsett Group LP
2009-TCE-023	IN 09-07100	Centennial Apartments	x		\$ 1,331,663	\$ 1,331,663.00	City Real Estate Advisors Inc.	Indianapolis	Allen	88	Community Housing Concepts Centennial Apartments LLC	Steele Properties LLC
2009-TCE-025	IN 09-07300	Heritage Place at Parkview	x		\$ 698,975	\$ 698,975.00	City Real Estate Advisors Inc.	Indianapolis	Marion	75	Heritage Place at Parkview, LP	Steele Properties LLC
2009-TCE-028	IN 09-08300	Shannon Glen Apartments	x		\$ 5,135,000	\$ 5,135,000.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Colum Place LP	Colum Place Safe-Haven
2009-TCE-026	IN 09-06500	Dakota Apartments	x		\$ 9,444,378	\$ 9,444,378.00	City Real Estate Advisors Inc.	Indianapolis	Vanderburgh	144	Shannon Glen Apartments, LP	Hubbard Development Co., LLC
2009-TCE-029	IN 09-08600	Highway Apartments	x		\$ 364,419	\$ 364,419.00	City Real Estate Advisors Inc.	Indianapolis	Gary	57	Gary Progress Development LP	Gary Progress Development LLC
2009-TCE-031	IN 09-08700	Noblesville Senior	x		\$ 2,325,000	\$ 2,325,000.00	City Real Estate Advisors Inc.	Indianapolis	Dreamtown	33	New Highway LP	MRP Holdings LLC
2009-TCE-032	IN 09-09000	Gardens of Greenbriar	x		\$ 1,000,000	\$ 1,000,000.00	City Real Estate Advisors Inc.	Indianapolis	Marion	84	Noblesville Senior LLC	AIMCO Equity Services, Inc.
2009-TCE-033	IN 09-09300	Twain Hills and Blackburn	x		\$ 1,000,000	\$ 1,000,000.00	City Real Estate Advisors Inc.	Indianapolis	Marion	307	THI and B, LP	PAH, LHA
2009-TCE-034	IN 09-09400	Lawrence and Rowley	x		\$ 633,935	\$ 633,935.00	City Real Estate Advisors Inc.	Indianapolis	Marion	231	Land B Housing, LP	Community Action of Greater Indianapolis
2009-TCE-035	IN 09-10100	21st Street Senior II	x		\$ 5,970,933	\$ 5,970,933.00	City Real Estate Advisors Inc.	Indianapolis	Marion	60	21st Street Senior II LP	Quality Housing Development
2009-TCE-036	IN 09-10700	Central Senior Apartments	x		\$ 1,308,480	\$ 1,308,480.00	City Real Estate Advisors Inc.	Indianapolis	Huntington	35	Central Apartments, LP	The Whitsett Group LLC
2009-TCE-037	IN 09-08500	Woodford Homes of Michigan City	x		\$ 1,974,438	\$ 1,974,438.00	City Real Estate Advisors Inc.	Indianapolis	Lafayette	44	Woodford of Michigan City, LP	Keller Development, Inc.
2009-TCE-038	IN 09-08900	Tree City Estates	x		\$ 2,512,187	\$ 2,512,187.00	City Real Estate Advisors Inc.	Indianapolis	Decatur	64	Tree City Estates LP	Milestone Ventures, Inc.
2009-TCE-040	IN 09-09200	Sandhurst Pointe	x		\$ 3,576,943	\$ 3,576,943.00	City Real Estate Advisors Inc.	Indianapolis	Hancock	30	AV, Stonehurst, LLC	Pioneer Development Services, Inc.
2009-TCE-041	IN 09-06600	Cedar Trace II	x		\$ 938,074	\$ 938,074.00	City Real Estate Advisors Inc.	Indianapolis	Vanderburgh	35	Cedar Trace Apartments II LP	Pedco Development Services LLC
2009-TCE-042	IN 09-07500	Willow Glen Apartments	x		\$ 3,399,015	\$ 3,399,015.00	City Real Estate Advisors Inc.	Indianapolis	Henry	96	Pedco Investments 2008-CIV LP	Pharmacy and Collins Development LLC
2009-TCE-043	IN 09-07600	Trinity Pointe III	x		\$ 2,514,455	\$ 2,514,455.00	City Real Estate Advisors Inc.	Indianapolis	Johnson	52	Willow Glen Apartments Limited Partnership	Pharmacy and Collins Development LLC
2009-TCE-044	IN 09-08000	Anchor Woods	x		\$ 2,650,000	\$ 2,650,000.00	City Real Estate Advisors Inc.	Indianapolis	Marion	150	Anchor Woods, LP	Development Concepts, Inc.
2009-TCE-045	IN 09-07700	National Apartments	x		\$ 451,451	\$ 451,451.00	City Real Estate Advisors Inc.	Indianapolis	Marion	62	National Apartments	The Community Builders Inc.
2009-TCE-046	IN 09-07200	Northtown Village Townhomes II	x		\$ 997,085	\$ 997,085.00	City Real Estate Advisors Inc.	Indianapolis	Lake	50	Northtown Village Townhomes II LP	Pharmacy and Collins Development LLC
2009-TCE-047	IN 09-07300	Marion Green Apartments	x		\$ 2,052,770	\$ 2,052,770.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Marion Green Housing Partners LP	Equal Opportunity, LLC
2009-TCE-048	IN 09-07700	Trail Side on Main Ave.	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	62	Trail Side on Main Ave LP	Blair Associates, LLC
2009-TCE-049	IN 09-07600	Village at Whitewater	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	62	Village at Whitewater, LP	Steele Development, LLC
2009-TCE-050	IN 09-07600	Park Square Apartments	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Park Square Development, LP	Keller Development, Inc.
2009-TCE-051	IN 09-08800	St. Clair Apartments	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	St. Clair Apartments, LP	Blair Associates, LLC
2009-TCE-052	IN 09-08800	Burnett Manor Apartments	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Burnett Manor Apartments LP	WMAK-Henry Development
2009-TCE-053	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-054	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-055	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-056	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-057	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-058	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-059	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-060	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-061	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-062	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-063	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-064	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-065	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-066	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-067	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-068	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-069	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-070	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-071	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-072	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-073	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-074	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-075	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-076	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.
2009-TCE-077	IN 09-08800	Wendford Apartments of Taylorsville	x		\$ 1,709,354	\$ 1,709,354.00	City Real Estate Advisors Inc.	Indianapolis	Marion	35	Wendford on Bishop's Pond, LP	Centerville of Indiana, Inc.

Exhibit A
1602 Exchange Applications and Awards as of July 20, 2011

2009-TCE 078	IN-10-10500	Forest Hills of Brown County	x	\$	2,175,684	\$	2,364,285.00	Grow Bone	Brown	72 Forest Hills of Brown County, LP	Real America Development, LLC
2009-TCE 079	IN-10-10600	Sheldis Crossing	x	\$	1,784,341	\$	1,937,258.00	Seymour	Jackson	42 Sheldis Crossing, LP	Hooding Directions, LLC
2009-TCE 080	IN-10-10800	Rushville Commons Apartments	x	\$	869,187	\$	759,444.00	Rushville	Rush	48 Rushville Commons, LP	Walack Henry Development
2009-TCE 081	IN-10-10900	Reflections at Buxstone Senior Housing Campus	x	\$	1,302,645	\$	1,661,193.00	Greenfield	Hancock	62 Reflections at Buxstone, LP	Paragon LLC
2009-TCE 082	IN-10-11000	Jackson and Vine Apartments	x	\$	988,907	\$	614,060.00	Muncie	Delaware	35 Jackson & Vine, LP	Fisher & Collins Development, LLC
2009-TCE 083	IN-10-11100	Stylard Manor Apartments	x	\$	1,161,840	\$	1,161,840.00	Greensburg	Decatur	40 Stylard Manor LP	Walack Henry Development
2009-TCE 084	IN-10-11200	Crail Gardens	x	\$	2,152,919	\$	2,071,405.00	Indianapolis	Marion	34 West Street, LLC	JMK Development, LLC
2009-TCE 085	IN-10-11300	Craigside Park Senior Apartments	x	\$	1,577,444	\$	1,506,793.00	West Lafayette	Tippecanoe	35 Craigside Senior, LP	The Whitsett Group, LLC
2009-TCE 086	IN-10-11400	by Line Apartments	x	\$	953,517	\$	855,038.00	Vincennes	Knott	31 Ivy Lane, LP	Pace Community Action Agency, Inc.
2009-TCE 087	IN-10-11500	Countryside Place Apartments	x	\$	618,942	\$	1,239,667.00	Osian	Wells	24 Biggs Country Place, LP	Biggs TC Development, LLC
2009-TCE 088	IN-10-11600	Avon Senior	x	\$	1,000,000	\$	573,750.00	Avon	Hendricks	94 Avon Senior, LLC	NRP Holdings LLC
2009-TCE 089	IN-10-11700	Lebanon Pointe	x	\$	5,884,909	\$	5,884,909.00	Lebanon	Boone	62 Lebanon Pointe, LLC	NRP Holdings LLC
2009-TCE 090	IN-10-11800	East Village at Avondale	x	\$	1,143,864	\$	718,664.00	Indianapolis	Marion	248 East Village at Avondale, LP	Stirling Development, LLC
2009-TCE 091	IN-10-11900	Adams County Rural Rental Rehab		August	\$	65,185	\$	65,185.00	Geneva	60 Biggs Adams County, LP	Biggs Inc.
2009-TCE 092	IN-10-12000	Westgate Apartments		August	\$	246,841,947	\$	235,961,874.49	Orleans	39 New Westgate LP	The Olympe Corporation
Total:										6375	
Total Treasury 1602 Allocations:											

Exhibit B
TCAP Applications and Awards as of July 20, 2011

Applicant #	Award #	Development Name	Request Amount	Awarded Amount	City	County	Units	Owner	Developer
2009-TCAP-001	TCAP-09-001	707 North	\$ 9,215,595	\$ 9,215,595	Indianapolis	Marion	40	707 North LP	The Whitsett Group LP
2009-TCAP-002	TCAP-09-006	Twin Hills and Blackburn	\$ 6,000,000	\$ 6,000,000	Indianapolis	Marion	307	TH and B, LP	PAH, IHA
2009-TCAP-003	TCAP-09-007	Laurelwood and Rowney	\$ 6,000,000	\$ 6,000,000	Indianapolis	Marion	231	L and R Housing, LP	PAH, IHA
2009-TCAP-004	TCAP-09-004	Stonegate Village	\$ 3,801,719	\$ 3,801,719	New Castle	Henry	122	Stonegate Village New Castle LLC	Western Region Nonprofit Housing
2009-TCAP-005		Dalton Apartments	\$ -	\$ -	Gary	Lake	0	Gary Progress Development LP	Gary Progress Development LLC
2009-TCAP-006	TCAP-09-002	Wexford of Michigan City	\$ 4,227,649	\$ 4,227,649	Michigan City	La Porte	44	Wexford of Michigan City, LP	The Whitsett Group LP
2009-TCAP-007	TCAP-09-003	Nine North Apartments	\$ 3,702,948	\$ 3,465,240	Richmond	Wayne	58	Nine North, L.P.	Herman & Kittle Properties, Inc.
2009-TCAP-008	TCAP-09-005	Northtown Village Townhomes	\$ 5,939,305	\$ 5,338,130	East Chicago	Lake	50	Northtowne Village Townhomes II, LP	The Community Builders, Inc.
Total Request:				\$ 38,887,216			852		
Total HUD TCAP Allocation:				\$					
Remaining:				\$					